

ADDENDUM NUMBER SIX
TO
JPL REQUEST FOR PROPOSAL (RFP) NUMBER SCO-552785
FOR
FACILITIES MAINTENANCE AND OPERATIONS SERVICES AT JPL
OCTOBER 16th, 2002

Except as specifically modified herein, this RFP remains unchanged.

Proposers are reminded that receipt of this Addendum must be acknowledged on Attachment A-1 to the RFP.

Questions received through 12:00 Noon on Wednesday, October 16, 2002 are addressed in this Addendum. If an answer to a question has not yet been developed, the question is so noted.

A. Requests for deletion from email list

1. Proposers who have decided not to submit a proposal in response to the RFP, and who do not wish to receive further communications with respect to the RFP, may have their names removed from the comprehensive email list by submitting a Request for Removal by email to steve.c.ogle@jpl.nasa.gov . Addresses will not be deleted from the email list without this request.

B. Clarification of Past Performance Requirements:

1. Proposers are advised that, given the fact that some proposers have formed teams in response to the RFP, JPL reserves the right to review the past performance history of proposed subcontractors as well as prospective prime contractors.

C. Carryover from Addendum 3

1. Addendum 3, Question 102. Reference appendix 15.11 item 5. What quantity of exterior painting is required each fiscal year?

JPL requires a minimum of 150,000 net square feet of exterior painting be completed each fiscal year. JPL will identify the buildings and structures before the Contractor's submittal of each Annual Work Plan. Exterior painting shall include all doors and door frames, window frames, gutters and downspouts, valances, soffits, pipes, guard rails, stairways, trash enclosures and other appurtenances located on the exterior of the building surfaces. For Fiscal Year 2004, JPL has identified the following buildings as needing to be painted. However, JPL reserves the right to substitute alternate buildings to make up for up to 150,000 net square feet of exterior painting in any one fiscal year:

Buildings 18, 107, 126, 129, 161, 167, 170, 195, 197, 190, 199, 200, 212, 245, 246, 256, 279, 288, 309,

D. Questions received from 12:00 Noon, October 09, 2002 through 12:00 Noon, October 16, 2002

1. Will JPL consider revising the Pricing Instructions such that the price for the M&O Materials/supplies is considered a cost-reimbursable item not included in an offeror's bid price?

The pricing instructions will remain as currently written.

2. With regard to the (9) NASA Elements, if a PTI, PGM, Trouble Call of Repair occurs in the Central Plant/SFOF buildings 230/264, then should that occurrence be reflected under the 'CPO/SFOF' element for both Annual Work Plan analysis and costing purposes, or should that type of work remain in its own element?

Trouble Calls originating from Buildings 230 and 264, and operator maintenance performed by Technicians working within the SFOF, shall be classified under the CPO/SFOF work element. Trouble Call work may also be done by Technicians normally not assigned to the SFOF.

PM, PT&I, PGM, ROI and G work originating within these two buildings shall be classified as such.

3. Regarding the elements provided in addition to the NASA 9 elements, should each of the additional elements, numbered 10-15, be a stand alone work plan? For example, an annual work plan for Janitorial, an annual work plan for Pest Control, etc.

The RFP requires one Initial Annual Work Plan, which is to be submitted in accordance with the requirements specified in 2.2.2.3.5.1 of Article 1 of the Specimen Contract. The RFP does not require stand-alone annual work plans for each element. However, the Operational Procedures Plan (OPP) requirement in Specimen Contract, Article 1, 2.2.2.3.5.5) specifies that each discipline (Specimen Contract Attachments 14 through 32), should be covered by a distinct OPP. It is up to the proposer to decide whether to submit the OPP as a single document with chapters, or as a series of stand-alone OPP's.

4. NASA element #7, Service Requests, appears to receive no discussion through the RFP. What is a Service Request? Does the RFP scope of work include element #7 Service Requests that must be factored into the Firm Fixed Price? If so, will JPL please clarify or elaborate on the type of work that would fall under this category and the dollar thresholds (such as those that define Trouble Calls vs. Repairs) assigned to the Category? If this will not be included in the M&OS contract, how does JPL intend to handle Service Request Work?

Service Requests pertain to Customer-funded activities that are not maintenance work, for example hanging chalk or white boards, moving doors, or installing computer keyboard trays. The M&OS RFP scope of work does not include Service Request work. Others will handle this work.

5. Appendix 11.1 Trouble Call Historical Data: The average time per work order hours - is this strictly productive time or does this measure include non-productive time such as set up and clean up of the work area?

This data has been extracted from Maximo and reflects the incumbent contractor's work practices. It is assumed that the times reported are inclusive of set up and clean up of the work area.

6. Appendix 12.1 Repairs Historical Data: This chart indicates that 100% of Category 2 and 3 Repairs originate as Trouble Calls and is silent on how Category 1 repairs originate. Can work be categorized initially as a repair or does all work originate as a trouble call?

For pricing purposes, Category 1 type Repairs would always start out as Trouble Calls.

7. Appendix 12.1, Repairs Historical Data: When analyzing Category 3 repairs, the original workload chart indicates an average of one Category 3 repair per month while the breakout by trade indicates an average of one Category 3 repair per quarter. Which is correct?

The figures in the original workload chart were rounded off to the nearest whole number greater than zero. The data in the "by trade" breakout, which reflects approximately one (1) Category 3 type repair per quarter, is correct.

8. Appendix 11.1 and 12.1 Historical Data

Does the incumbent contract, from which this data is derives, follow the same classification hierarchy for trouble calls and repairs as the current RFP?

Trouble Calls in the present contract are limited to \$2,000 in raw labor, materials and services costs and are classified as Emergency, Urgent and Routine. Work in excess of \$2,000 is classified as Repair work. However, the Repair classifications contained in the present contract are not a one-for-one match with the repair classifications contained in the RFP.

More important, proposers are once again cautioned that the applicability of existing Contract 961306 to the RFP is severely limited. Proposers are reminded that proposals in response to RFP Number SCO-552785 should address the requirements contained in the RFP.

9. Appendix 12.1, Repairs Historical Data: For category 3 repairs, does the Average Cost per Work Order dollar figure of \$11,128.00 include the contractor's limit of liability?

This average is based on the incumbent contractor's experience. Applied to the work in this RFP, the average cost per Category 3 type Repair would include the \$7,000 stop loss limit.

10. Appendix 15.13.5 Compressed Air Distribution (JPL-PD-050): This drawing has been provided in .tif format. Could JPL provide this in a more useable .dwg format?

This drawing is not available in a .dwg format. A hard copy is available at the JPL Visitor Center and may be reviewed by making an appointment with Steve Ogle at (818) 354-6405.

11. Attachment 27.1 - Glass Cleaning: Section 3 states that all exterior windows shall be cleaned annually and Appendix 15.9 indicates interior window frequencies for J-1 as monthly and J-2 areas as bi-annually. Industry standards usually provide for the cleaning of exterior windows more frequently than interior. Please verify that the stated frequencies are accurate.

Please see Attachment 27, Paragraph f. (i). Stated frequencies are accurate.